

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

AUGUST 31, 2006

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Thursday, September 14, 2006, at 5:00 P.M. and 6:30 P.M., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance.

5:00 P.M.

AAD, LLC: 142-144 George M. Cohen Boulevard (corner Ann St.), Lot 350 on the Tax Assessor's Plat 18 located in a Residential R-2 Two-Family Zone; to be relieved from Sections 303-use code 24.5 and 703.2 in the proposed alteration of the first floor of this existing three-family dwelling that would be used for a research medical

office. The applicant is requesting a use variance for the first floor office and a dimensional variance related to the parking requirement, whereby the subject property provides 3 existing parking spaces, 4 spaces are required. The lot in question contains approximately 3,017 square feet of land area.

RIDGEWAY ASSOCIATES, LLC: 40-42, 44-46 & 48-50 Ridgeway Street (corner Leander St.), Lots 389, 390 & 391 on the Tax Assessor's Plat 34 located in a Residential R-2 Two-Family Dwelling Zone; to be relieved from Sections 704.2(A) and 704.2(B) in the proposed installation of 2 driveways for each of the aforementioned lots. Each lot contains a two-family dwelling. The applicant is requesting a dimensional variance and seeks relief from regulations restricting the number of driveways to one per street frontage. Lot 389 contains approximately 5,688 square feet of land area, lot 390 contains 6,166-sq. ft. in area and lot 391 contains 6,151-sq. ft. of land area.

ASIAN PROPERTIES, LLC: 241-243 Reservoir Avenue, Lot 276 on the Tax Assessor's Plat 126 located in a General Commercial C-2 Zone; to be relieved from Section 303-use code 52 in the proposed installation of three 8' x 40' outdoor storage bins to be utilized by the existing market. The applicant is requesting a use variance for the proposal because outdoor storage is not permitting within this C-2 district. The lot in question contains approximately 21,333 square feet of land area.

103 LINCOLN GROUP, RIGP: 41 Frederick Street, Lots 26 & 84 on the Tax Assessor's Plat 82 located in a Residential R-3 Three-Family Zone. The applicant is requesting a special use permit pursuant to Section 419.7 in the proposed construction of a new 24' x 44' two-family dwelling. Section 419.7 states that a lawfully established lot which has less than the minimum area requirement for the R-3 district may be used for 2 dwelling units, provided that such lot shall have a width of at least 35 feet and an area of at least 3,200 square feet and receives a special use permit from the Board. The subject property has a width of 40 feet and contains approximately 3,200 square feet of land area.

EUGENE & YVON ALEXANDRE: 32 & 38 Wealth Avenue, Lots 723 & 724 on the Tax Assessor's Plat 65 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 24' x 42' two-family dwelling on lot 723 (32 Wealth Ave.). The existing single-family dwelling on lot 724 (38 Wealth Ave.) will remain unchanged. Both lots each contain 3,600 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same

ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a two-family dwelling on lot 723.

6:30 P.M.

CAPITAL PROPERTIES, INC.: 10 Memorial Boulevard (corner Francis St.), Lot 109 on the Tax Assessor's Plat 19 located in a Downtown D-1 Zone and the Capital Center District; to be relieved from Section 502.2(C) in the proposed installation of 5 internally illuminated signs attached to the façade of this new building at the Francis Street frontage. The signs are permitted in this D-1 district. The applicant is requesting a dimensional variance related to the total area of each sign, the height restriction, internal illumination and the material makeup of the signs. The lot in question contains approximately 71,912 square feet of land area.

EDMOND LOYER: 61 & 65 Priscilla Avenue, Lots 324 & 323 on the Tax Assessor's Plat 104 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 26' x 52' single-family dwelling on lot 323 (61 Priscilla Ave.). The existing single-family dwelling on lot 324 (65 Priscilla Ave.) will remain unchanged. Both lots each contain 3,600 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under

the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant is requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 323.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376